

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	2 Adams Street, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$1,450,000

Median sale price

Median price	\$1,425,000	Hou	ise X	Unit		Suburb	Murrumbeena
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

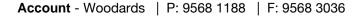
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 22 Swan Rd MURRUMBEENA 3163 \$1,465,000 20/12/2017 2 13 Doris St MURRUMBEENA 3163 \$1,405,000 03/03/2018 3 2 Atkinson St MURRUMBEENA 3163 \$1,360,000 18/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Property Type: House (Previously

Occupied - Detached) Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** Year ending March 2018: \$1,425,000

Comparable Properties



22 Swan Rd MURRUMBEENA 3163 (REI/VG)







Price: \$1,465,000 Method: Private Sale Date: 20/12/2017

Rooms: 7

Property Type: House (Res) Land Size: 418 sqm approx

Agent Comments

Agent Comments



13 Doris St MURRUMBEENA 3163 (REI)

-3







Price: \$1,405,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: House (Res) Land Size: 656 sqm approx









Agent Comments



Price: \$1,360,000 Method: Private Sale Date: 18/03/2018

Rooms: 4

Property Type: House (Res)

Account - Woodards | P: 9568 1188 | F: 9568 3036





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